

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Special Meeting

### DATE AND LOCATION

September 25, 2015 – Dale Hollow State Park

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

#### Present:

Harold Brantley, Chair  
Jeff Fultz, Board Member  
Dann Cann, Board Member

#### Present Also:

Larry Disney, Executive Director  
Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Nicole Biddle, Attorney General Office

#### Absent:

Kathy Mayfield, Board Member  
Thomas Oliver, Board Member  
Kim Mathias, Executive Secretary

Chair, Harold Brantley opened the meeting.

### MINUTES

Motion by Dann Cann, second by Jeff Fultz and the Board unanimously approved the August 21, 2015 minutes. Roll call –Dann Cann – Yes; Jeff Fultz - Yes.

## EDUCATION

Motion by Jeff Fultz, second by Dann Cann and the Board unanimously approved the following education courses for Fiscal Year 2015-2016. Roll call – Dann Cann – Yes; Jeff Fultz - Yes.

(1) McKissock

1. Advanced Hotel Appraising – Full Service Hotels – 7 hours CE Online
2. The New FHA Handbook 4000.1 – Live Webinar – 5 hours Live Webinar

(2) NAIFA

1. HUD Single Family Housing Policy Handbook – 4000.1 Appraisal Overview – 7 hours CE classroom

(3) Dynasty School

1. General Appraiser Report Writing and Case Studies – 15 hours QE Online

(4) Bryan Reynolds & Associates

1. Navigating FHA – 7 hours CE Classroom
2. 2016-17 National USPAP Update – 7 hours CE Classroom – Approve pending course material and instructor recertification

(5) The Counselors of Real Estate

1. The Counselors of Real Estate 2015 Annual Convention – 13 hours CE classroom

(6) American Society of Appraisers

1. ARM 204 – Appraisal Review & Management Overview – 27 hours CE classroom

## EXPERIENCE REVIEW

Motion by Dann Cann, second by Jeff Fultz and the Board voted to approve the following appraisers for experience credit. Roll call – Dann Cann – Yes; Jeff Fultz - Yes.

- (1) David A. Cooper – Approve experience for Certified Residential. He needs to pass the Certified Residential exam.
- (2) Stephanie Greer - Approve experience for Certified Residential. She needs to pass the Certified Residential exam.
- (3) Sherry L. Hulsey – Approve experience for Certified General. She needs to pass the Certified General exam.
- (4) William Parrish – Approve experience for Certified Residential. He needs to pass the Certified Residential exam.

## CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Jeff Fultz, second by Dann Cann and the Board voted to approve the following certification list of appraisers. Roll call –Dann Cann – Yes; Jeff Fultz - Yes.

1) Appraisers

1. Randall A. Button – Certified General (TN)
2. Christopher Hymore – Certified General
3. Jeffrey Richard Kern – Certified General (PA)
4. Scott Michals – Certified Residential
5. Ann C. Porter – Certified General (MO)
6. Michael K. Shugart – Associate
7. Jan K. White – Certified Residential (OR)
8. Brian K. Wilson – Associate
9. Carolyn G. Yates – Certified General (GA)

## COMPLAINT

- A. The Board reviewed the Case Summary Chart. Tom Veit reported 31 appraiser cases and 1 AMC case have been filed.
- B. Case No. 15-03 – Motion by Dann Cann, second by Jeff Fultz and the Board unanimously agreed to set the case for an informal mediation and if not successful to set the case for a hearing. Roll call – Dann Cann – Yes; Jeff Fultz – Yes
- C. Case No. 15-08– Motion by Jeff Fultz, second by Dann Cann and the Board unanimously agreed to dismiss the case. Roll call – Dann Cann – Yes; Jeff Fultz – Yes.
- D. Case No. 15-30– Motion by Dann Cann, second by Jeff Fultz and the Board unanimously agreed to dismiss the case. Roll call –Dann Cann – Yes; Jeff Fultz – Yes
- E. Case No. 14-08 AMC – Motion by Dann Cann, second by Jeff Fultz and the Board unanimously agreed to dismiss the case. Roll call –Dann Cann – Yes; Jeff Fultz – Yes
- F. Case No. 15-01 AMC - Motion by Jeff Fultz, second by Dann Cann and the Board unanimously agreed to dismiss the case. Roll call – Dann Cann – Yes; Jeff Fultz – Yes
- G. Cases on Appeal or scheduled for hearing – Attorney will work through the legal process on all below listed cases.
- (1) Lynn Prichard Case 12-10, 12-11, 12-12, 12-25, 12-26 – Response to brief filed and pending settlement.
  - (2) Matt Miniard - 10-18 – Appealed filed with KY Supreme Court.

(3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07  
Appeal Filed

### ATTORNEY REPORT

- A. 201 KAR 30:050 – Regulation amendment filed.
- B. 201 KAR 30:380 – New regulation filed concerning renewal of appraisal license
- C. Richard Sceifers – Hearing October 7 to determine if there will be an oral argument.

### MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget Ending August 30, 2015
- B. Concept Paper Alternative Valuation Experience
- C. AARO Conference Dates – October 16-20, 2015
- D. Attorney General Engagement Agreement - Motion by Dann Cann, second by Jeff Fultz and the Board unanimously agreed to accept the Attorney General Office Engagement Agreement. Roll call – Dann Cann – Yes; Jeff Fultz – Yes
- E. Board Effect – Program for Board Materials - Motion by Jeff Fultz, second by Dann Cann and the Board unanimously agreed to start the approval process for obtaining iPads and the Board Effect software for Board Members and Staff. Roll call – Dann Cann – Yes; Jeff Fultz – Yes
- F. 2016-18 – Budget Request Table until October Board member.
- G. Board Discussion on Background Checks
- H. October Board Meeting –Monday, October 26, 2015.
- I. Motion by Dann Cann, second by Jeff Fultz and the Board agreed unanimously that the Executive Director shall receive an outstanding rating in all five categories of the evaluation. Roll call – Dann Cann – Yes; Jeff Fultz – Yes

### EXECUTIVE SESSION

Motion by Jeff Fultz, second by Dann Cann and the Board agreed per KRS 61.810(1)(f) to go into executive session to discuss personnel matters. Roll call – Dann Cann – Yes; Jeff Fultz – Yes

Motion by Jeff Fultz, second by Dann Cann and the Board agreed to return to regular session. Roll call – Dann Cann – Yes; Jeff Fultz – Yes

A motion was made by Dann Cann, second by Jeff Fultz and the Board unanimously agreed to award the legal personal service contract to McBrayer Law Firm Group of Lexington,

KY. The contract will be awarded in the amount of \$35,000 with an expiration date of June 30, 2016. Roll call – Dann Cann – Yes; Jeff Fultz – Yes

Motion by Jeff Fultz, second by Dann Cann, and the Board unanimously agreed to adjourn the meeting. Roll call – Dann Cann – Yes; Jeff Fultz – Yes.

  
Chair

  
Staff Assistant